



Homebuyer Selection Criteria

Initial eligibility is based on the following:

- A) You must be a U.S. Citizen or US permanent resident (Green Card Holder)
- B) You cannot currently own a home (an exception may be available for those who own a mobile home)

1. Need for Housing

- Cash asset limit – you may not have more than \$35,000 in cash assets in checking accounts, savings accounts, stocks/bonds, and/or certificate of deposit accounts (retirement funds & designated college savings funds excluded)

Additionally, at least one of the following conditions must be true of your current housing:

- Inadequate conditions – unsafe, unhealthy, inadaptable for disabled persons, etc.
- Overcrowded – more than two people or two opposite sex children in one bedroom
- Unstable or transitional situation – shelter, staying with family/friends, etc.
- Cost-burdened – rent is more than 30% of monthly income before tax (gross)

2. Willingness to Partner with Habitat (All of the following requirements must be met)

- Complete application package and participate in application process
- Attend all required meetings, workshops, and classes
- Perform required volunteer hours (150 hours)
- Accept available properties and home design plans
- Maintain or improve financial standing during duration of Homeownership Program

3. Ability to Pay for a Home (All of the following requirements must be met)

- Applicant and co-applicant's combined yearly income before taxes (gross) must be between the minimum and maximum listed in the chart below
- At least 12 months of steady, stable income (all lawful sources of income counted if they can be assumed to continue for at least 3 years)
- Current debt obligation, excluding housing cost, is no more than 13% of gross income (Debt-to-Income Ratio, which includes proposed Habitat mortgage payment, no more than 43%)
- Must have history of paying rent and other bills reliably
- Possess acceptable credit history with satisfactory payment of debts (no more than \$2,000 in collections)
- Have ability to save and pay a down payment of at least \$1,000

Area Median Income Guidelines (last updated: 6/13/2025)

Household Size	Kalamazoo County: Minimum Annual Applicant & Co-applicant Gross Income (40% AMI)	Kalamazoo County: Maximum Annual Gross Income (70% AMI)	Allegan County: Minimum Annual Gross Income (40% AMI)	Allegan County: Maximum Annual Gross Income (70% AMI)
1	\$26,840	\$46,970	\$28,200	\$49,350
2	\$30,680	\$53,690	\$32,240	\$56,420
3	\$34,520	\$60,410	\$36,240	\$63,420
4	\$38,320	\$67,060	\$40,280	\$70,490
5	\$41,400	\$72,450	\$43,480	\$76,090
6	\$44,480	\$77,840	\$46,720	\$81,760
7	\$47,520	\$83,160	\$49,960	\$87,430
8	\$50,600	\$88,550	\$53,200	\$93,100